

Creek View, Wheatley, Halifax, HX3 5FJ

welcome to

Creek View, Wheatley, Halifax

Situated in the popular location Wheatley of Halifax is this three bedroom semi-detached property which provides excellent family accommodation. Modern and well-presented throughout benefitting from spacious living, off street parking and a good sized rear garden. Contact us now to view.













Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is vinyl flooring, ceiling light point and gas central heating radiator.

Lounge/Kitchen Diner

25' 10" x 17' 4" (7.87m x 5.28m)

Spacious lounge with carpeted flooring, two ceiling light points, gas central heating radiator and French doors which provide access to the rear garden. The lounge is open plan living with the modern fitted kitchen with wall & base units, worksurfaces over incorporating a sink & drainer. There is a double glazed window to the front elevation, gas central heating radiator and ceiling spotlights. With an oven & gas hob with an extractor over, laminate flooring and the kitchen also accommodates the house boiler and provides ample space for dining furniture.

First Floor Landing

With carpeted flooring, ceiling light point and gas central heating radiator. The loft is also accessible from the first floor landing.

Bedroom One

12' 6" x 10' 10" (3.81m x 3.30m)

Double bedroom with a double glazed window to the rear elevation, ceiling light point and a gas central heating radiator. The bedroom itself has carpeted flooring and a door which leads to the ensuite.

En-Suite

Modern en-suite which comprises of a three piece suite which includes a low level wc, wash hand basin with a vanity unit and a shower. There are ceiling spotlights, gas central heating towel rail and the ensuite itself has vinyl flooring.

Bedroom Two

10' 6" x 8' 1" (3.20m x 2.46m)

Bedroom two also a double bedroom with carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

Bedroom Three

8' 2" x 6' 8" (2.49m x 2.03m)

Bedroom three with a double glazed window to the front elevation, gas central heating radiator, ceiling light point and carpeted flooring.

Family Bathroom

The modern family bathroom comprises of a white three piece suite which includes a low level wc, wash hand basin with vanity unit and a panelled bath with shower over and a glass shower screen. There is a frosted double glazed window to the side elevation, ceiling spotlights and the bathroom itself has tiled walls & vinyl flooring.

Wc Room

Located on the ground floor is the wc room which comprises of a low level wc, hand wash basin, ceiling light point and gas central heating radiator. The wc room itself has vinyl flooring.

Externally

To the front of the property there is a block paved driveway providing off street parking. To the rear of the property there is a good sized garden which is lawned, has a paved patio area providing space for garden furniture if desired and is fenced for privacy which would be great for enjoying the summer months. The rear garden can also be accessed through a gate from the side of the property.





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Creek View, Wheatley Halifax

- ***OFFERS OVER £275,000***
- SITUATED IN A POPULAR LOCATION CLOSE TO **SCHOOLS & AMENITIES**
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- THREE BEDROOM SEMI-DETACHED PROPERTY OFFERING SPACIOUS FAMILY LIVING
- OFF STREET PARKING & GOOD SIZED PRIVATE REAR **GARDEN**

Tenure: Freehold EPC Rating: B Council Tax Band: C

Offers over £275,000







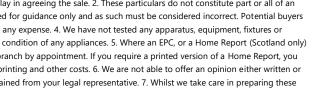
Google Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: HFX114188 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01422 362845



william h brown

halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.